

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
W/S Tarragon Road, 200' S of the  
c/l of Blake Court  
(13036 Tarragon Road)  
4th Election District  
3rd Councilmanic District  
Colin J. Thompson, et ux  
Petitioners  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-441-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 1 foot in lieu of the minimum required 11.25 feet for a proposed deck in accordance with Petitioner's Exhibit 1.

The subject Petition was originally filed through the administrative variance procedure. At the request of the Office of Planning, the Zoning Commissioner ordered that a public hearing be held to determine the appropriateness of the requested variance. The Petitioners subsequently provided additional information to the Zoning Commissioner by telephone which was supplemented by written correspondence marked Petitioner's exhibits 2 and 3. This information was also shared with the Office of Planning who subsequently decided that no public hearing would be necessary. Therefore, a decision will be rendered based upon the information contained in the file without a public hearing.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no other requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that

the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 107.1 of the B.C.Z.R. Petitioners submitted further documentation to support their request, identified herein as Petitioner's Exhibits 2 and 3. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of July, 1991 that the Petition for Residential Variance to permit a side yard setback of 1 foot in lieu of the minimum required 11.25 feet for a proposed deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

JRH:bjs

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

July 19, 1991

887-3353

Mr. & Mrs. Colin J. Thompson  
13036 Tarragon Road  
Reisterstown, Maryland 21136

RE: PETITION FOR RESIDENTIAL VARIANCE  
W/S Tarragon Road, 200' S of the c/l of Blake Court  
(13036 Tarragon Road)  
4th Election District - 3rd Councilmanic District  
Colin J. Thompson, et ux - Petitioners  
Case No. 91-441-A

Dear Mr. & Mrs. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

### AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently or upon settlement will reside at 13036 Tarragon Rd.  
Reisterstown, MD 21136  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

That without this variance, we can only build a deck that is 7 and 1/2 feet wide which is impractical or go without a deck and have patio doors that must remain blocked off for safety purposes.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Kathleen B. Thompson*  
AFFIANT (Handwritten Signature)  
Kathleen B. Thompson  
AFFIANT (Printed Name)  
*Colin J. Thompson*  
AFFIANT (Handwritten Signature)  
Colin J. Thompson  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of March, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kathleen B. Thompson and Colin J. Thompson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

DATE

NOTARY PUBLIC

My Commission Expires:

Property Description

91-441-A  
Beginning at a point on the west side of Tarragon Road which is 60' wide at the distance of 200' south of the centerline of the nearest improved intersecting street, Blake Court, which is 50' wide.

BEING KNOWN AND DESIGNATED as Lot No. 26, Block A, as shown on a Plat entitled, "Berryman's Hollow, Section Two," which Plat is recorded among the Land Records of Baltimore County in Plat Book SM No. 56, folio 2. The improvements thereon being known as No. 13036 Tarragon Road.

BEING ONE OF THE LOTS of ground which by a Deed dated December 29, 1988 and recorded among the Land Records of Baltimore County in Liber SM No. 8082, folio 018 was granted and conveyed by Carfam Joint Venture unto Berryman's Joint Venture, the within named Grantor.

### PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 208

(V.B.C.M.C.P. & 301.1) to permit a side yard setback of 1 foot in lieu of the required 11.25 foot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Without this variance, we can only build a deck that is 7 and 1/2 feet wide which is neither practical or worth the cost. The builder put the only access for a deck in the middle of the side wall (actually the back of the house).

Property is to be advertised and/or posted as prescribed by Zoning Regulations (can't on attachment). I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

13036 Tarragon Road 21136 (40)

Address 281-810 (40)

Reisterstown, MD 21136

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this 16 day of May, 1991, that the subject matter of this petition be posted on the property on or before the 23 day of May, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 16 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reported, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19 day of May, 1991, at 4 o'clock, P.M.

ORDER RECEIVED FOR FILING

Date

By

ZONING COMMISSIONER OF BALTIMORE COUNTY

- 91-441-A
2. Extending the deck out close to the edge of the property will not effect any other property owner as it borders the local open space required for flood control. That's why the builder put the deck access there.
  3. Most other homes in the area have added decks. Thus, the resell effort would be impacted by our inability to add a reasonable size deck.
  4. It is important to have visibility to the deck such as from the patio doors as I have two children that should be watched when they are on the deck. They would be visible from the kitchen, breakfast area or family room if we can build the deck on the back where it was supposed to be. If we were forced to add it to the side of the house there is no access nor any window to even see the deck from within the house.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: B-001-6150  
Number

Date

5/16/91

H9100436

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1RL)	1 X	\$25.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$50.00

LAST NAME OF OWNER: THOMPSON

Please Make Checks Payable To: Baltimore County  
D4404800721CHRC  
CITY OF BALTIMORE-16-91

Cashier Validation

43c

43c

Job No. SF900914

Borrower/Client: Thompson, Kathleen & Colin  
 Property Address: 13036 Tarragon Road, Baltimore, MD 21136  
 City: Reisterstown, County: Baltimore, Address: 645 Maryville Center Drive, MS#90  
 Lender/Client: Citicorp Mortgage Services

**EXTERIOR BUILDING SKETCH OF IMPROVEMENTS**  
 (interior construction not to exact scale)

Scale: 1 in = 91-441-A

OPTIONAL MASTER BATH UPGRADE

The layout of our house is reversed to this because of the lot. Our garage is actually to the left. If you hold this to a mirror it would be 2' right.

**SUBJECT PROPERTY BUILDING SKETCH**

Kern Realty and Appraising, Inc.  
 606 Baltimore Avenue, Suite 103  
 Baltimore, Maryland 21204  
 (301) 296-2340

UseForm: Sketch by RealSoft Systems, Inc. (301) 442-2855

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management  
 Office of Planning & Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

**COPY**

July 11, 1991

**NOTICE OF REASSIGNMENT**

CASE NUMBER(S): 91-441-A  
 PROPERTY OWNER(S): Colin J. Thompson, et ux  
 LOCATION: 13036 Tarragon Road

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

Beginning at 9:00 a.m. on  
 MONDAY, AUGUST 5, 1991

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management  
 Office of Planning & Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

JULY 8, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-441-A  
 W/S Tarragon Road, 200' S of c/l Blake Court  
 13036 Tarragon Road  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Colin J. Thompson, et ux  
 HEARING: TUESDAY, AUGUST 13, 1991 at 2:00 p.m.

Variance to permit a side yard setback of 1 ft. in lieu of the required 11.25 ft.

*J. Robert Haines*  
 Zoning Commissioner of  
 Baltimore County

cc: Mr. & Mrs. Thompson

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management  
 Office of Planning & Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

June 24, 1991

887-3353

**COPY**

Mr. & Mrs. Colin J. Thompson  
 13036 Tarragon Road  
 Reisterstown, Maryland 21136

Re: CASE NUMBER: 91-441-A  
 W/S Tarragon Road, 200' S of c/l Blake Court  
 13036 Tarragon Road

Dear Petitioners:

By Order of the Zoning Commissioner's Office, dated JUNE 21, 1991, this matter must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,  
*G. G. Stephens*  
 G. G. Stephens  
 (301) 887-3391

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 4th Date of Posting: July 12, 1991

Posted for: Variances

Petitioner: Colin J. Thompson, et ux

Location of property: W/S Tarragon Road, 200' S of c/l Blake Court, 13036 Tarragon Road

Location of Sign: On front of subject property

Remarks: Close with drawn - sign removed July 19, 1991

Posted by: J. J. Urata Date of return: July 12, 1991

Number of Signs: 1

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 4th Date of Posting: July 12, 1991

Posted for: Variances

Petitioner: Colin J. Thompson, et ux

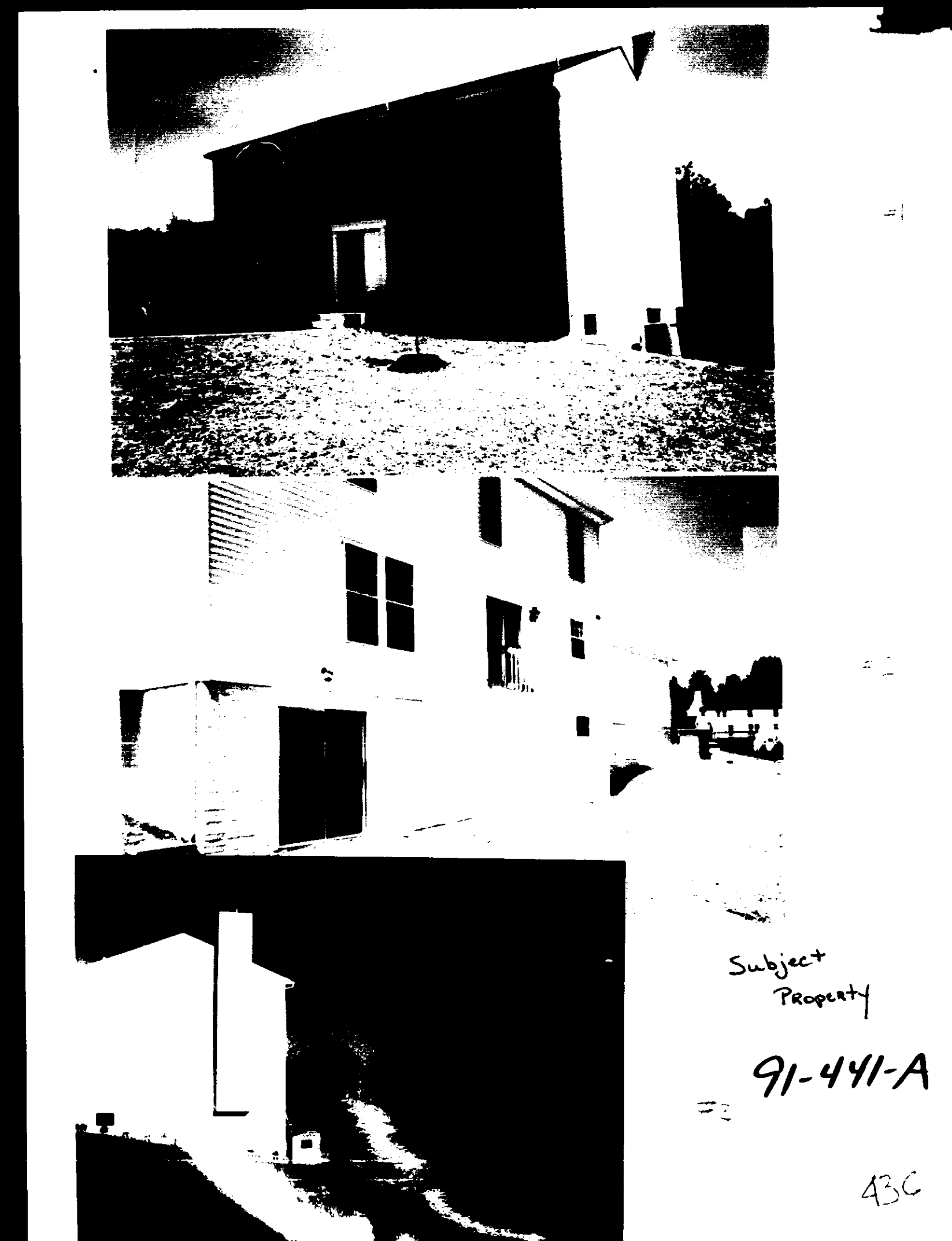
Location of property: W/S Tarragon Road, 200' S of c/l Blake Court, 13036 Tarragon Road

Location of Sign: W/S Tarragon Road in front of subject property

Remarks: Close with drawn - sign removed July 19, 1991

Posted by: J. J. Urata Date of return: July 12, 1991

Number of Signs: 1



CASE NUMBER 91-441-A

**PETITIONER'S EXHIBIT #**

DECK SOMEWHAT SIMILAR TO ONE DRAINED FOR SUBJECT PROPERTY. THIS IS A NEIGHBOR'S DECK. OUR STAIRS WILL BE REVERSED AND THE DECK WILL BE TWO LEVELS - ONE PART SLIGHTLY BELOW THE FIRST - BUT BOTH ABOVE GROUND.

91-441-A

43C

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-441-A  
 W/S Tarragon Road, 200' S of c/l Blake Court  
 13036 Tarragon Road  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Colin J. Thompson, et ux  
 HEARING: TUESDAY, AUGUST 13, 1991 at 2:00 p.m.

Variance to permit a side yard setback of 1 ft. in lieu of the required 11.25 ft.

Zoning Commissioner of Baltimore County  
 01/7202 July 18

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 7/18/1991

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18/1991.

THE JEFFERSONIAN  
 And Wings Mills Times  
 S. Zeke Orlan  
 Publisher

\$35.18



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

May 23, 1991

887-3353

Mr. & Mrs. Colin J. Thompson  
13036 Tarragon Road  
Beltsville, Maryland 21136

Re: CASE NUMBER: 91-441-A  
LOCATION: W/S Tarragon Road, 200' S of c/l Blake Court  
13036 Tarragon Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 29, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is June 13, 1991. Should such request be filed, you will receive notification that the matter will not be decided through the administrative process. This will mean advertising of the public hearing and requesting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

15/

G. G. Stephens  
(301) 887-3391

To whom it may concern;

I acknowledge that I am aware that my neighbor,  
Colin and Kathleen Thompson of 13036 Tarragon Road  
wish to build a deck on the rear of their house that  
would come within one foot of their property line.  
I am aware they are filing for a variance to do so.  
I acknowledge by my signature below that I do not  
oppose their request.

name;  
Elmer K. Bradley

address  
11 Blake Ct.  
Reisterstown, MD 21136

LOT 19

name;  
Judy Enkel

address  
9 Blake Ct.  
Reisterstown, MD 21136

LOT 20

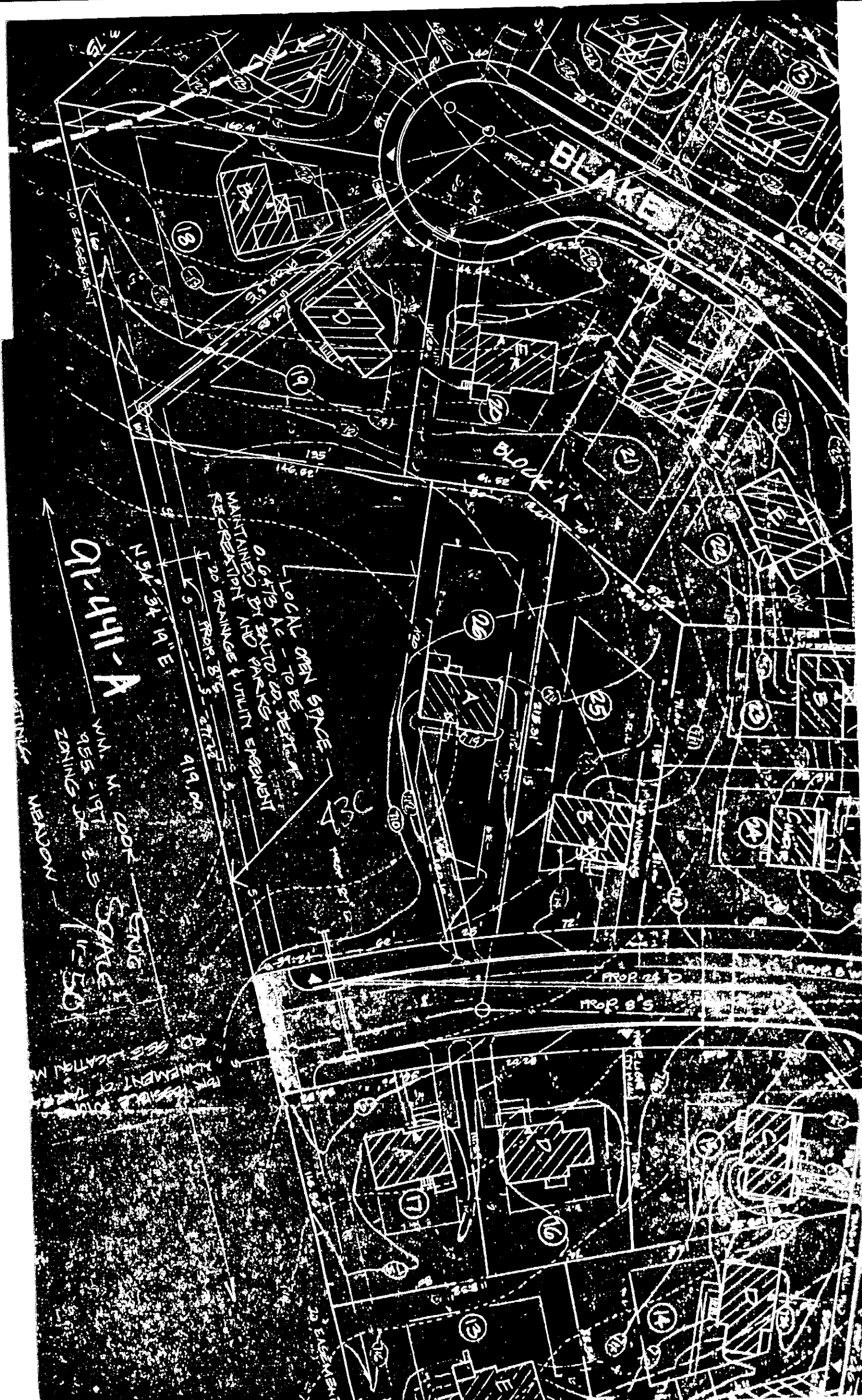
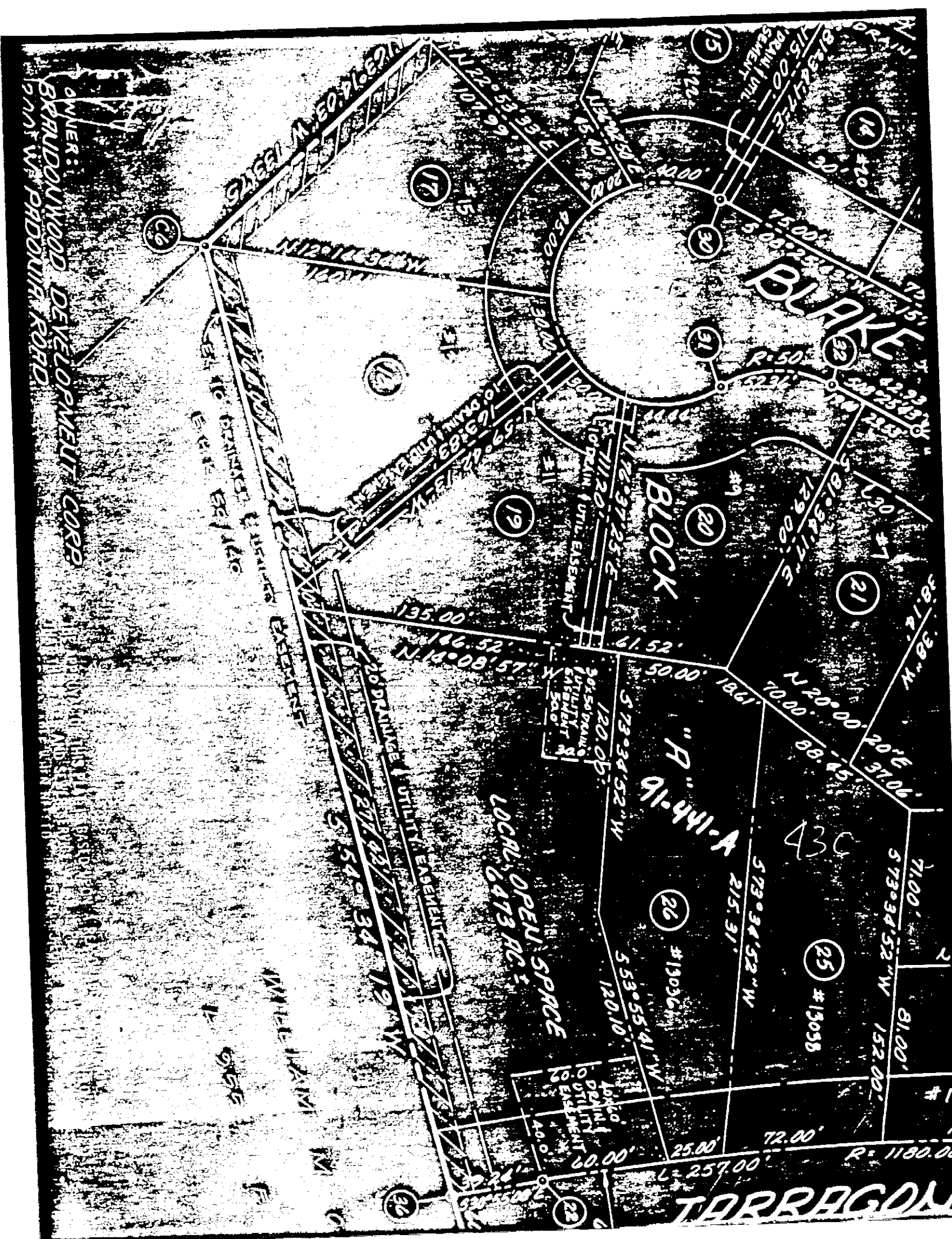
name;  
Arnold J. John

address  
13037 Tarragon Rd  
Reisterstown, MD 21136

LOT 17

91-441-A

43C



**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

PROPERTY ADDRESS: 13036 TARRAGON RD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BELLSHAW HOLLOW

plat books 516 follow 20 lots 20 sections 2

OWNER: Colin & Kathleen Thompson

Lot 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Local Open Space  
MAINTAINED BY BALTO CTY  
DEPT OF PARKS & REC

91-441-A

Scale of Drawing: 1" = 50'

North  
date: 16 May 91  
prepared by: \_\_\_\_\_

**LOCATION INFORMATION**

Councilman's District: 3

Election District: 4

1"=200' scale map: NW 14 & 15

Zoning: D.R. 3.5

Lot size: 1.33 acreage square feet

SEWER: ☒ public private

WATER: ☒ public private

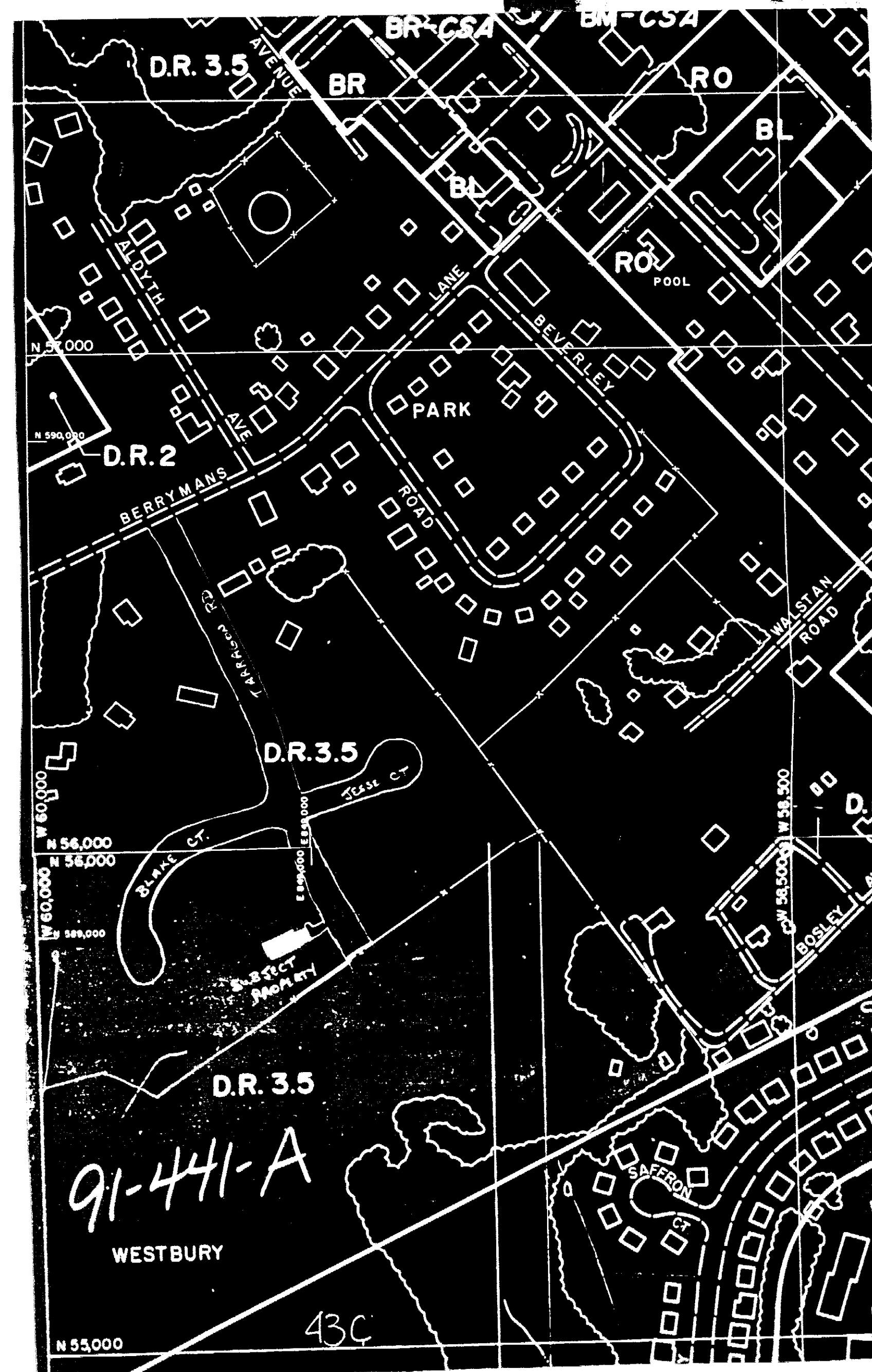
Chesapeake Bay Critical Area: ☒ Yes ☐ No

Prior Zoning Hearings: None

**Zoning Office USE ONLY!**

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

43C





Mr. J. Haines  
Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: Case Number: 91-441-A  
w/s Tarragon Rd. 200' S of C/I Blake Ct.  
13036 Tarragon Rd.

Dear Mr. Haines:

This is a followup to my letter to you dated June 25th. I have been able to obtain some additional information and need to correct some details of my prior letter.

The builder of our new development, Ashley Ltd. filed only one variance on our property. The case number was 90-263-A. According to your office it is this variance that has caused you to require a hearing on our petition. That variance was submitted by Ashley Ltd. prior to our purchasing the lot. The variance was submitted in October 5th, 1989 and we purchased the lot in November of 1989. The variance was to allow Ashley Ltd. to build a home on the lot facing the street rather than sitting sideways to the street as filed in the original development plans. The variance was approved in January of 1990. We agreed to have the house built sideways to the street because we thought we had no other choice in the matter. This was the first time we ever purchased a lot and new home. When our house was completed in April, Ashley Ltd. wrote your office (letter dated 4/19/90) stating that they would not need to exercise the variance since the home was built according to the original plans. The county inspected the home and site as part of the closing process.

Ashley Ltd. did not file any variance for the deck as we did not include it in the building specifications. Thus, there was in fact only one variance filed prior to our request.

I hope this answers all your questions. And I hope we can prevail on you to now approve the variance and dispense with the hearing. I will be calling your office this week to arrange an appointment with you. As I stated in my previous letter to you, we have a very personal and compelling reason to construct the deck in the very near future.

Sincerely,

Kathleen B. Thompson  
Kathleen B. Thompson  
13036 Tarragon Road  
Reisterstown, MD 21136  
281-2812 (Ofc)  
833-1685 (Home)

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Zoning Administration  
111 West Chesapeake Avenue  
Towson, MD 21204

Date: June 25th, 1991

RE: CASE NUMBER: 91-441-A  
w/s Tarragon Road, 200' S of C/I Blake Ct.  
13036 Tarragon Rd.

Dear Mr. Haines:

We ask that you please reconsider your decision to require a hearing concerning our variance request that would allow us to add a deck to our house. We were told you requested the hearing (there were no complaints from any citizens of the county) as there had been a previous variance granted? and/or a variance filed and then dropped.

I hope the additional information provided in this letter will allay any concerns you have and encourage you to cancel the hearing and approve our request.

1. When the developer originally planned the house for the specific lot we purchased, the house was one of the smallest units the developer offered and was to sit with the front of the house facing the street. The diagram we obtained from the county is enclosed. Please refer to lot 26, the house marked A.

2. The builder then upgraded the available models for the development and we are assuming he filed a variance to allow him to build a Bavenport model which sits sideways to the street. See the second diagram I drew which shows how he actually built the home. He filed a similar variance for the lot next to ours as well. That house, as you can see from the first exhibit, was also a model that would fit facing the street. However, a variance sign was posted when that lot was purchased and the actual house built also faces the street sideways.

3. When we met with the builder to finalize our plans we intended to add a deck to the house as part of the original construction. The builder assured us we could add a deck up to the property line off the kitchen and family room particularly since our side property borders an open space



Connect With The Best

Mr. Roger Hayden  
Baltimore County Executive

July 12, 1991

Dear Mr. Hayden,

I appeal to you at this juncture, Sir, since I have been unable to obtain either a simple return phone call or letter of explanation from any member of your staff. The issue is simple. Since March we have been unsuccessfully trying to obtain permission to build a deck on our new home in Reisterstown. Frankly, I am embarrassed to be appealing to you over such a matter but after months of dealing with your organization that appears to be my only recourse.

I am the Director of Insurance for Citibank Maryland; on the Advisory Board for the School of Fine Arts and Communications of Towson State University; President of the Executive and Professional Women's Council of Maryland; an alumna of the Baltimore County Leadership Program; and board member of various other community art and educational organizations. We are law abiding county citizens that believe in supporting our community not only with our taxes but with our volunteer efforts.

In the early Spring we attempted to obtain a building permit to have a deck added to the back of our house. We discovered a zoning variance (file #: 91-441-A) would be required because the deck would encroach on the 11.25 foot easement required between our property and the land adjacent to our lot. I will not bore you with the entire bureaucratic process required. But following are just some of the highlights.

1. We were informed by the zoning department that they had no record of our house on our lot despite the fact that the county had inspected the final construction a full year earlier as required for closing.

2. We were required to meet with the zoning office personnel on two separate occasions for well over an hour each time to be sure we had submitted all required paperwork including an aerial photo we had to buy from the county. The photo provided was from 1986 when this area was a farm.

3. We obtained the signatures of all of our neighbors bordering any piece of our lot or within sight of our backyard supporting our effort to obtain the variance.

4. We paid for and posted the variance sign required by the zoning department and returned it as required.